



£55,000

6, SAVOY COURT, TOWN LANE, NEWPORT, ISLE OF WIGHT, PO30 1AR

Hose
Rhodes
Dickson



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**6, SAVOY COURT,
TOWN LANE,
NEWPORT,
ISLE OF WIGHT,
PO30 1AR**

A second floor warden assisted retirement flat for the over 55's. Situated in a central location in the heart of Newport town centre, close to the bus station, shops and amenities, the home has the added benefit of a communal lounge, laundry room, guest room and a lift to all floors.

There is an open plan lounge/kitchen with bay window, one double bedroom and a shower room.

Chain Free.



Front door into-



ENTRANCE HALL Security telephone entry. Dimplex electric night storage heater. Linen cupboard. Cloaks cupboard housing the electric consumer unit. Doors off to-

OPEN PLAN LOUNGE/KITCHEN 23' 3" plus bay x 9' 3" max (7.09m x 2.82m) A spacious room with double glazed bay window to the front. Wall mounted electric heater. Telephone point. Two wall light points. Kitchen area fitted with a matching range of wall and base units with work surface over incorporating a single drainer stainless steel sink with mixer tap. Built in Belling electric oven with hob and extractor hood above. Space for fridge and freezer. Doors off to-

BEDROOM 9' 0" x 13' 3" (2.74m x 4.04m) A double room with double glazed window to the front. Electric wall mounted heater. Two wall light points. Television point.

SHOWER ROOM 5' 0" x 5' 11" (1.52m x 1.8m) Fitted with a suite comprising walk in shower cubicle with wash basin and push button flush WC. Chrome ladder style radiator. Extractor fan.

HEATING Electric heaters where stated.

OUTSIDE Communal sun terrace access from the communal lounge.

Council Tax Band: A

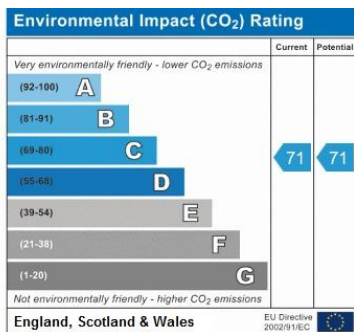
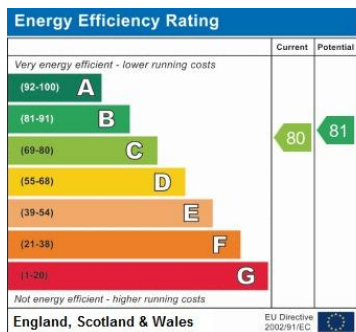
LEASEHOLD 125 YEARS FROM 25 MARCH 1987

For 2019 the maintenance charge is £2,780 including £110 PA in ground rent. The charge is payable quarterly.



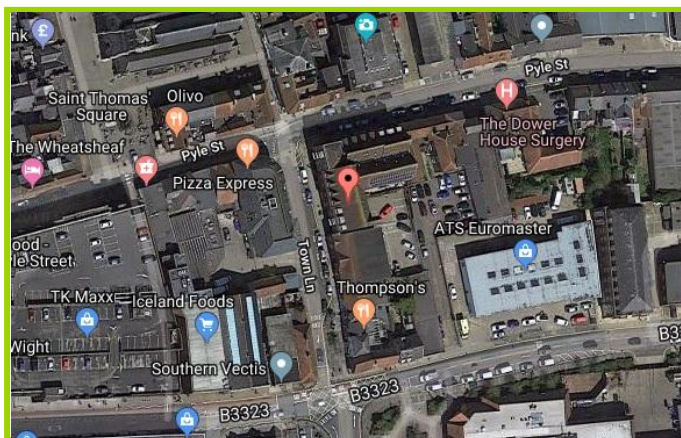
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 521144



Where to find the property

6, Savoy Court, Town Lane, Newport, Isle of Wight, PO30 1AR



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Newport office to arrange a viewing

01983 521144 or email newport@hrdiw.co.uk

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